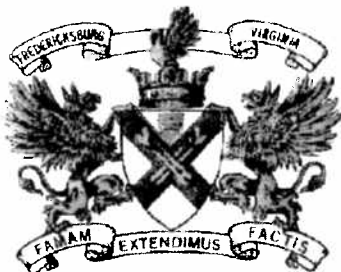


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MINUTES ARCHITECTURAL REVIEW BOARD

November 10, 2008

7:30 P.M.

City Hall, Conference Room
Fredericksburg, Virginia

MEMBERS

Owen Lindauer, Chair
Robin Wood, Vice Chair
Lisa Peverill
Barry Waldman
Kenny Johnson
Vernon Danielsen
Donna Chasen

MEMBERS ABSENT

CITY STAFF

Erik Nelson, Senior Planner
Sheree Waddy, Recording Secretary

Mr. Lindauer called the Architectural Review Board to order at 7:30 p.m.

OPENING REMARKS

Mr. Lindauer determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

APPROVAL OF AGENDA

Mr. Lindauer announced that there was a Consent Agenda to consider that included Items 2, 3, and 5. He asked the Board if there were any items listed on the Consent Agenda that should be moved to the Regular Agenda. There were none. Mr. Lindauer asked if anyone in attendance wanted to provide public testimony on any item on the Consent Agenda. There was no one.

Mr. Lindauer asked if there were any other changes to the agenda.

Mr. Nelson informed the Board that he did not have the Planning Commission agenda so Item 1 under Other Business was cancelled. Mr. Nelson asked to add Item 6: Update – Historic District Preservation Plan under Other Business.

Ms. Chasen asked to add the following items under Other Business:

Item 7: Update – Idlewild

Item 8: Update – FOIA request

Ms. Peverill asked to add Item 9, under Other Business, questions concerning the Downtown Retail Marketing Inc. circular.

Mr. Waldman asked to add Item 10 under Other Business, discussion of an end-of-year social.

Mr. Waldman made a motion to accept the agenda, as amended. Ms. Chasen seconded. The motion carried unanimously.

REVIEW OF MINUTES

Mr. Lindauer asked if there were any changes to the minutes for October 20, 2008.

Ms. Peverill made a motion to accept the minutes for October 20, 2008 as submitted. Mr. Danielsen seconded. The motion carried unanimously.

DISCLOSURE OF EX PARTE COMMUNICATIONS

Mr. Lindauer asked if any board member had participated in any *ex parte* communications on any of the agenda items.

Mr. Waldman stated that the minutes of the previous meeting already noted a discussion he had had with Nelson Cole (Application 1). Mr. Cole had mentioned, in a social setting, that he was considering an addition on his home. They did not discuss any additional details.

Mr. Danielsen said he had asked Charlie Payne, representative for Application 4, about the progress of the cleanup at 1200 Prince Edward Street. He said Mr. Payne replied that things were fine. They did not discuss any details about the application.

APPLICATIONS – CONSENT AGENDA

Mr. Nelson presented the following applications:

2. 1211 Caroline Street (Mobility Prosthetics & Orthotics, Inc.) – Sign
3. 300 William Street (Peggy DiMaio) – Sign
5. 531 Caroline Street (Eadee Verburg) – Sign

Mr. Waldman said he found the proposed signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness for each application. Mr. Danielsen seconded.

Mr. Johnson noted that all three of these applications were very complete and commended the applicants.

Mr. Lindauer called for the vote. The motion carried unanimously.

APPLICATIONS

1. 1108 Princess Anne Street (Nelson Cole) – Exterior alterations

Mr. Nelson explained that the applicant had asked for a postponement, but recommended that the Board hear public comments since the application had been advertised.

The applicant was not present.

There was no public comment.

Mr. Waldman made a motion to table the application to give the applicant an opportunity to provide additional information. Ms. Chasen seconded.

Mr. Johnson asked if staff had received a formal application.

Mr. Nelson said yes, last month.

Mr. Johnson asked if it was tabled last month.

Mr. Nelson said yes.

Mr. Lindauer asked to amend the motion to include that the application was tabled at the applicant's request.

Mr. Waldman and Ms. Chasen accepted the amendment.

Mr. Lindauer called for the vote. The motion carried unanimously.

4. 1200 Prince Edward Street (Prince Edward Street, LLC) – Exterior alterations

The applicant was represented by James McGhee, architect. He informed the Board that he had a computerized model available for their review.

There was no public comment.

Mr. Waldman asked for clarification on whether the drawings were identical to those previously reviewed for a partial approval of this project.

Mr. McGhee said they were the same.

Ms. Chasen said she found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness for the site planning and scale and massing and that the remainder of the application be tabled until additional drawings are provided after the Special Exception process. Mr. Daniels seconded.

Mr. Johnson asked what was depicted in the shaded-in area on the left side of the ground floor plan where the cars would park.

Mr. McGhee said that area was the old basement and that the area would be filled in before they put a slab over it.

Mr. Lindauer clarified that there was a shaded area on the ground level plan that was part of the original foundation that would be filled in at basement level.

Mr. McGhee said it would be filled in from the basement to ground level.

Mr. Johnson asked what material the fill and finish material would be.

Mr. McGhee said concrete with a floating cement slab.

Mr. Waldman asked to amend the motion to include that the partial approval be conditioned on approval of the Special Exception.

Ms. Chasen and Mr. Danielsen accepted the amendment.

Mr. Danielsen asked what the approximate square footage of the individual condominiums would be.

Mr. McGhee said approximately 3,000 to 3,500 square feet.

Mr. Lindauer called for the vote. The motion carried unanimously.

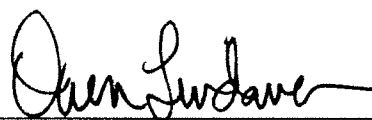
Other Business

1. Planning Commission agenda: Cancelled
2. Annual Report Draft: Mr. Nelson said that he appreciated the comments he had received. He said Mr. Johnson suggested adding an activity comparison. Mr. Danielsen asked what the distribution of the report would be. Mr. Nelson said the report would go to the Council and be posted on the City's website. Mr. Lindauer commented that the draft was better than he had imagined it would be. Mr. Waldman said the report was quite impressive.
3. Update – 317 Dixon Street (Sign) – Mr. Nelson said he had not had an opportunity to follow-up on the sign, but that it remained on his agenda for the next meeting.
4. Update – 303 Charlotte Street (Wall) – Mr. Nelson said that there was a brick wall added at the end of the building at some point. He said that the brick wall had to be knocked down under emergency conditions because the footer was very inadequate and the wall was failing. He said the wall will be replaced with EIFS. Mr. Nelson said this was a non-contributing building.
5. Update – Demolition procedures of HFD Ordinance: Mr. Nelson explained that Council approved the amendment as initially submitted despite the Board's comments. HFFI indicated that they would help with the process, but Mr. Nelson explained that ultimately it was the City's responsibility. Mr. Lindauer clarified that the amendment was now part of the Historic District Ordinance. Mr. Waldman expressed concern that the amendment had been adopted quickly, without adequate consideration of the Board's concerns. He said that the

Board can no longer stipulate documentation of the premises as a condition of approval so the result was not an improvement. Mr. Johnson asked if the staff recommendation was for approval. Mr. Nelson said that was the Planning Director's recommendation to the Planning Commission and its recommendation to the Council.

6. Update – Historic District Preservation Plan: Mr. Nelson said he had met with representatives from the Historic District Task Force and that group had determined there should be three areas of focus: 1) A group to study the administration of the permit process, 2) a group to develop a program to address archaeological resources, and 3) a group to maintain a liaison with the National Park Service.
7. Update – Idlewild: Mr. Nelson said that the National Register submission was moving forward and would be submitted by December 1. He had no additional information on the sale of the Downman House. He said they were also working to get the Historic District renominated. The renomination would allow contributing buildings dated between 1921 and 1958 to qualify for tax credits.
8. Update – FOIA request: Mr. Nelson explained that Mr. Johnson taped the work session and because he was a sitting member of the Board the tape became a public record subject to FOIA. Mr. Johnson provided a copy of the tape that Mr. Nelson said he would make available to those who had requested copies. Mr. Johnson explained that there was information missing from the record due to the blank spots in the official tapes, which prompted him to tape the meetings. Mr. Danielsen asked Mr. Johnson to please inform the Board when he taped meetings.
9. Downtown Retail Marketing Inc.: Ms. Peverill asked if this organization was new and whether there would be a conflict of interest to attend their events. Mr. Nelson said the group had been around awhile and there was no conflict of interest.
10. End of year social: Mr. Waldman said that due to the City's budget problems he understood that funding the ARB's annual social would be a problem. He said he would still like the Board to continue the tradition and suggested that members pay their own way. He said if the Board agreed he would propose some date and restaurants and e-mail the information. The Board agreed.

Meeting adjourned at 8:19 p.m.


Owen Lindauer, Chair